

**REGULAR MEETING**

**PLANNING COMMISSION  
STATE OF OHIO  
COUNTY OF CUYAHOGA**

**DATE: December 3, 2013**

**AGENDA**

**TIME: 6:00 P.M.**

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**WORK SESSION – 5:30 P.M.**

Discuss re-appointment of Bob Erdos  
(expiration date of 2/15/14)

1. **CALL TO ORDER**
  
2. **ROLL CALL**
  
3. **APPROVAL OF MINUTES**
  - a. Approval of Minutes of the Work Session of November 19, 2013
  - b. Approval of Minutes of the Regular Meeting of November 19, 2013
  
4. **NEW BUSINESS**
  - a. Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Toyota, 18151 Rockside Road, Bedford – Tire & Battery Storage Building
  - b. Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Mercedes Benz, 18122 Rockside Rd, Bedford – Tire & Battery Storage Building
  
5. **MISCELLANEOUS**
  
6. **ADJOURNMENT**

Bedford, Ohio

December 3, 2013

Bedford Planning Commission met in a Work Session at Bedford City Hall on Tuesday, December 3, 2013 at 5:35 p.m.

Present: Commission Members: Chairman Art Dickard, Harvey Dzomba, Robert Erdos, Helen Briggs and City Manager Henry Angelo. Administration: Building Commissioner Calvin Beverly and Planning Secretary Lorree Villers. Absent: None.

The Commission had no issues with the November 19, 2013, Planning Commission Work Session minutes or the November 19, 2013 Regular Planning Commission Meeting minutes as presented.

The Commission discussed the re-appointment of Bob Erdos; his term expires in February 2014. Mr. Erdos said he was not interested in another term; he had put in his ten years of duty.

The application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Toyota, 18151 Rockside Road, Bedford – Tire & Battery Storage Building

The Planning Commission reviewed the drawing. They were pleased the Automile continued to improve their dealerships. Mr. Erdos had concern regarding the ventilation of the structure and questioned the type of doors used. He felt ventilation was important because of the used battery storage. It was determined the doors were made out of fence material with type of covering. The location of the structure was no concern for the Commission.

The application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Mercedes Benz, 18122 Rockside Rd, Bedford – Tire & Battery Storage Building

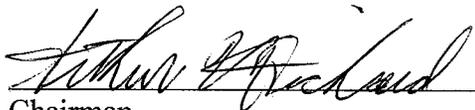
The Planning Commission reviewed the drawings. The drawing did not show the location of the structure. The Commission had no concerns of the materials used for the structure.

The Commission was appreciative of the continuation of the Automile taking pride in their buildings for the betterment of Bedford.

No other discussion was had.

Work Session was adjourned at 5:55 p.m.

  
Secretary

  
Chairman

Bedford Planning Commission met in Regular Session at Bedford City Hall on Tuesday, December 3, 2013 at 6:00 P.M. The roll was called.

Present: Dickard, Dzomba, Erdos, Angelo, Briggs. Also in attendance were Building Inspector Larry Stouffer and Planning Secretary Lorree Villers. Absent: Building Commissioner Calvin Beverly.

Motion made by Erdos seconded by Briggs to approve the minutes of the Work Session of November 19, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Motion made by Angelo seconded by Dzomba to approve the minutes of the Regular Meeting of November 19, 2013. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Chairman Dickard informed those present that according to the ruling by the Law Department, anyone wishing to speak at a public hearing was to rise, raise their right hand and the following oath administered. “Do you solemnly swear or affirm that the statements you are about to make are the truth.” Then give your name and address for the record.

Present: Chuck Martin, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 and Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114. He was speaking on behalf of Toyota located at 18151 Rockside Road and Mercedes Benz located at 18122 Rockside Rd, Bedford, Ohio this evening.

The application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Toyota, 18151 Rockside Road, Bedford – Tire & Battery Storage Building

Mr. Martin, Horan Construction Corporation Project Manager, explained the block structure was for used battery prior to recycling, dumpster enclosure and yard equipment storage. Mr. Dzomba questioned if there was any ventilation for the batteries. Mr. Martin said Mr. Penske preferred the doors were black chain link with black slats to block site and allow ventilation. Thorolastic water-based 100% acrylic elastomeric waterproof coating would also be used on the inside and outside of the structure. (See attached)

Motion made by Dzomba seconded by Angelo to approve the exterior improvements as described, on the an application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Toyota, 18151 Rockside Road, Bedford for Tire & Battery Storage Building subject to compliance with all City Codes and Ordinances.

The application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Mercedes Benz, 18122 Rockside Rd, Bedford – Tire & Battery Storage Building

Mr. Erdos asked where the location of the building was going to be; the drawings were incomplete. Mr. Martin explained the location was toward the back corner of what was now the Collision Center behind the pre-owned building basically between the two collision Centers at the back of the property. Thorolastic water-based 100% acrylic elastomeric waterproof coating would also be used as a roof coating.

Motion made by Erdos seconded by Angelo to approve the exterior improvements as described, on the an application of Chris Marshall, Horan Construction Corp., 211 Elm Street, Mineola, NY 11501- Pillman LLC 1375 East 9<sup>th</sup> Street, 20<sup>th</sup> Floor, Cleveland, OH 44114 – Mercedes Benz, 18122 Rockside Rd, Bedford – Tire & Battery Storage Building subject to compliance with all City Codes and Ordinances.

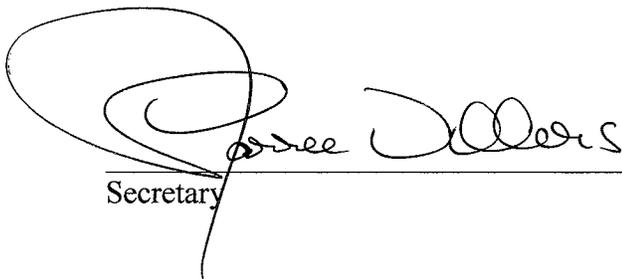
The roll was called. Vote – Yeas: Dickard, Erdos, Dzomba, Angelo, Briggs. Nays: None. Motion carried unanimously.

There were no other questions.

Secretary Villers informed everyone that this issue had to go before Council at the Monday, December 16, 2013 Regular Council Meeting at 8:00 p.m.

There being no further business to come before the Commission, it was moved by Angelo seconded by Briggs to adjourn. The roll was called. Vote – Yeas: Dickard, Dzomba, Erdos, Angelo, Briggs. Nays: None. Motion carried unanimously.

Meeting adjourned at 6:09 PM.

  
Secretary

  
Chairman